

Minutes of the 2025 Annual Meeting Westchester Hills HOA
North Macon Presbyterian Church October 21, 2025

WH HOA President Rick Brown called the meeting to order at 6:35 PM Rick asked the secretary if there was a quorum. Suzanne Spaid confirmed that there was with 24 households represented and 25 proxies submitted. Rick welcomed everybody and proceeded to the Treasurer's Report.

Treasurer's Report – Randy Spaid presented the expense report which had been distributed by email to all homeowners prior to the meeting. Randy explained the Treasurer's report of expenses for the 2025 year highlighting that the replacement of the irrigation line under Westchester Dr cost \$5050.00 and was paid from the operating reserve.

Starting balance January 1, 2025 BOZK Checking Acct \$3,377.
Revenue (\$200.00 per lot plus interest \$3.12) \$16,003.12,
Estimated Expenses to Dec. 31, 2025 (incl \$2855 estim Oct-Dec) \$19,806.00,
Predicted balance Dec. 31, 2025 \$925.79
The expense report was unanimously accepted.

President's Report

Rick welcomed the new homeowners since the 2024 meeting: Amy McCord 112 Palmer Drive and John Koncelik 604 Remington Dr. were present. Landon and Caroline Richey 139 Westchester Drive, Shaun and Kristy McCoy 612 Remington Drive, and Ted Yaccuci 401 Gentry Walk were not in attendance.

Rick called for approval of the minutes of the 2024 HOA meeting which were previously distributed to all homeowners. The motion to approve was seconded and the 2024 minutes were accepted by consensus.

Social Committee Report - Suzanne Spaid asked for a volunteer to serve Social Chairman. No one present volunteered. Suzanne explained that Halloween Trick-or-Treat balloons for mailboxes will be distributed.

ACC Report

Chenza Stokes gave the Architectural Control Committee report. She named the other members of the ACC – Jason Stokes and John Puryear. Chenza reported that many of the homeowner issues in the neighborhood have been resolved with maintenance improvements on several properties. She told members present that if they have an issue with noise or a nuisance, please text her and she will address it.

New Business 2026 Budget Proposal

Treasurer Randy Spaid presented the proposed 2026 operating budget with a \$50 dues increase. This document had been distributed by email to all homeowners prior to the meeting.

Estimated Starting balance January 1, 2026 BOZK Checking Acct \$925.79, 2025
Revenue (**\$250.00 per lot** plus interest \$3.25) \$20,000
Estimated Expenses to Dec. 31, 2026 \$16,485.00
Predicted balance Dec. 31, 2026 \$3515.00

The proposed budget with 2026 dues of \$250 per lot was unanimously approved by voice vote.

Nomination of Officers the following slate of officers agreed to serve for another year. Approval of the current officers and directors to serve in 2026 was by acclamation.

President – Rick Brown 478-750-7445 **Secretary** – Suzanne Spaid 478-955-2700
VP – Jason Stokes 478-733-2627 **Treasurer** – Randy Spaid 478-955-5875
Directors – John Greene 404.405.0114, Tony May 478.361.5036, Mike Corrigan 478.319.8952

Architectural Control Committee members: The HOA President appoints the ACC members and Social Committee Chair. The following were appointed to serve for the 2026 year. - Chenza Stokes 478-733-2627, John Puryear 478-731-1078, Jason Stokes 478-733-2627

Social Committee Chairperson - open

Rick asked if there was additional business.

Millie Greene stated that she would like a change in the Covenants forbidding any rentals or Air B&B's. A lengthy discussion ensued. Some homeowners stated that rentals will undermine the value of homes in the subdivision. Another issue was raised about uncontrolled parties at Air B&Bs' in another subdivision. The point was made that the current budget does not have sufficient funds allocated legal costs a change to the Covenants. The possibility of a Special Assessment was raised wherein Randy Spaid explained a Special Assessment requires a vote at a special called meeting with approval by 2/3rds of the Homeowners and a Covenant change requires approval by 3/4th of the Homeowners.

Cathy Corrigan proposed that the Board investigate restricting rental properties and report back to the association members. This was moved and seconded. The motion passed with 4 dissenting votes.

John Puryear told the group that there are two types of HOA's addressed in Georgia law: "Voluntary" and "Mandatory." In his interpretation, as a Mandatory HOA, Westchester Hills can foreclose on a property if a homeowner violating the Covenants has accrued \$2,000 in fines. He proposed the HOA Officers investigate if a property which violates our Declarations & Covenants Article VIII Section 1 Residential Use ["All Lots shall be restricted exclusively to single-family residential use. No Lot, or any portion thereof, shall at any time be used for any commercial, business or professional purpose;"] can be fined and when fines reach \$2,000 the Board is permitted to foreclose on the property. The proposal that the Board investigate this issue and report back to the association members was seconded and approved with several dissenting votes.

With no additional new business, Rick asked for a motion to adjourn. Motion was made and seconded. The meeting was adjourned at 7:50 pm.

Respectfully submitted,
Suzanne Spaid,
WH HOA Secretary